149.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,200 / 685,200
					USE VALUE:	685,200 / 685,200
					ASSESSED:	685,200 / 685,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN-JUDGE EMMA
Owner 2:	SCHMIDT MADS
Owner 3:	
Street 1:	63 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COHEN ARTHUR H -
Owner 2:	MARTINELLI ALICIA M -
Street 1:	63 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,961 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5961.000	262,300	3,700	419,200	685,200
Total Card	0.137	262,300	3,700	419,200	685,200
Total Parcel	0.137	262,300	3,700	419,200	685,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.78 | /Parcel: 411.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98352
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,400	3700	5,961.	419,200	685,300	685,300	Year End Roll	12/18/2019
2019	101	FV	207,600	3700	5,961.	419,200	630,500	630,500	Year End Roll	1/3/2019
2018	101	FV	214,600	3700	5,961.	371,300	589,600	589,600	Year End Roll	12/20/2017
2017	101	FV	214,600	3700	5,961.	311,400	529,700	529,700	Year End Roll	1/3/2017
2016	101	FV	214,600	3700	5,961.	311,400	529,700	529,700	Year End	1/4/2016
2015	101	FV	202,400	3700	5,961.	269,500	475,600	475,600	Year End Roll	12/11/2014
2014	101	FV	202,400	3700	5,961.	260,500	466,600	466,600	Year End Roll	12/16/2013
2013	101	FV	202,400	3700	5,961.	247,900	454,000	454,000		12/13/2012

!11669!

PRINT

Date	Time
12/11/20	01:48:43

LAST REV

Date	Time
12/01/20	14:57:13
danam	
11669	

USER DEFINED

Prior Id # 1:	98352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHEN ARTHUR H,	62461-136		8/15/2013		615,000	No	No		
CENDANT MOBILIT	42798-30		5/14/2004		470,000	No	No		
BERGENTHAL JEFF	42798-28		5/14/2004		470,000	No	No		
LEVIN MICHAEL/E	27822-430		10/30/1997		264,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1320	Addition	381,500	O				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
11/15/2008	Meas/Inspect	163	PATRIOT
8/26/2004	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/18/1999	Measured	268	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5961		Sq. Ft.	Site		0	70.	1.00	8									419,181						419,200	

Total AC/HA: 0.13685 | Total SF/SM: 5961 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,181 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28100955
Const Adj.:	0.97515047
Adj $ / SQ:	156.147
Other Features:	69750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380158
Depreciation:	117849
Depreciated Total:	262309

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

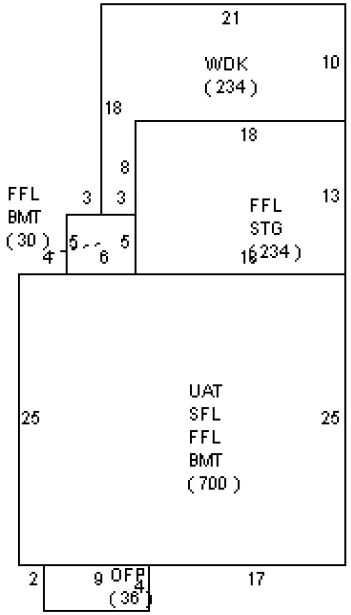
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.15
Special Features:	0	Val/Su Net:	85.36
Final Total:	262300	Val/Su SzAd	157.63

SKETCH



SUB AREA

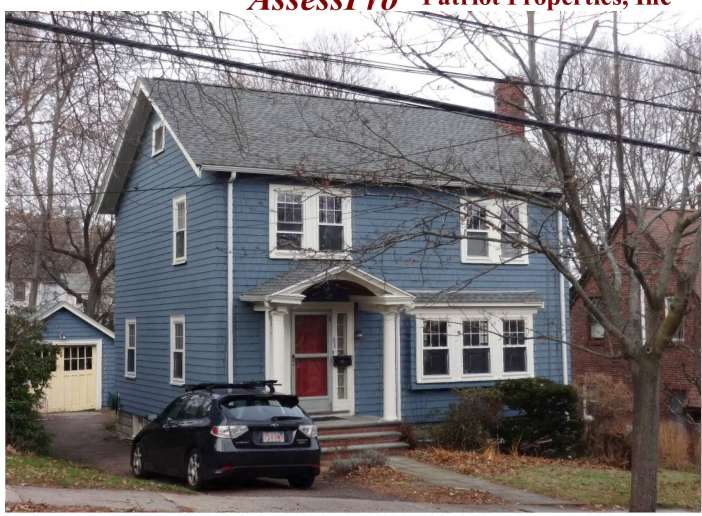
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	964	156.150	150,526
BMT	Basement	730	46.840	34,196
SFL	Second Floor	700	156.150	109,303
STG	Storage	234	6.680	1,564
WDK	Deck	234	10.020	2,344
UAT	Upper Attic	175	62.460	10,930
OFP	Open Porch	36	42.910	1,545
	Net Sketched Area:	3,073	Total:	310,408
Size Ad	1664	Gross Are	3598	FinArea 1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1934	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700